

52-6

BK 7305PG085

TRANSFER
TAX
PAID

WARRANTY DEED

007871

MARIANNE R. KNAUFF, of Skowhegan, County of Somerset, State of Maine, for consideration paid, grants to AVRUM R. VINICK of Waterville, County of Kennebec, State of Maine, with Warranty Covenants, a certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine being bounded and described as follows to wit:

Commencing at an iron pin in the southwesterly corner of property formerly of Ethel M. Noyes and in the northerly line of Morrill Avenue, said point being one hundred (100 feet westerly of the northwesterly intersection of Morrill Avenue and Burleigh Street (extended); thence westerly in the northerly line of Morrill Avenue seventy-four (74) feet to an iron pin and to the southeasterly corner of land formerly of Forest B. and Dora M. Whitehouse; thence turning an interior angle of ninety degrees (90°) and running north twenty-nine degrees (29° 0') east in the easterly line of said Whitehouse one hundred sixty-two and eighty hundredths (162.80) feet to an iron pin in the southerly line of right of way hereinafter described; thence easterly seventy-four and six hundredths (74.06) feet to an iron pin in the northwesterly corner of said Noyes; thence south twenty-nine degrees (29° 0') west in the westerly line of said Noyes one hundred sixty and eighty hundredths (160.80) feet to the point of beginning.

Also another certain parcel of land bounded and described as follows:

Beginning at the northwesterly corner of Marjorie C. Kloss' property (located on the northerly side of Morrill Avenue) in said Waterville; thence northerly in an extension of Marjorie C. Kloss' westerly line 20 feet, more or less, to the southerly line of the Maine Central Railroad right of way; thence easterly along the southerly line of said Maine Central Railroad right of way to a point where an extension of Marjorie C. Kloss' easterly line intersects the southerly line of said Maine Central Railroad right of way; thence southerly in the extension northerly of Marjorie C. Kloss' easterly line 20 feet, more or less, to the northeasterly corner of Marjorie C. Kloss' property; thence westerly in the northerly line of Marjorie C. Kloss' property to the point of beginning. The lot herein conveyed is that segment of the "Graves 20 foot Strip" so-called, which lies between the northerly line of Marjorie C. Kloss' property and the southerly line of the Maine Central Railroad right of way, which strip was acquired by Harold C. Marden from Lena E. Austin and Marion E. Jones, both of China, Maine, (Book 1505, Page 357) and Pleasant Street United Methodist Church of Waterville aforesaid (Book 1511, Page 592) devisees of the same under the residuary clause of the Will of the late Ella W. Graves who acquired title to the same from Elizabeth W. Graves by Deed dated May 10, 1911, and recorded in Kennebec Registry of Deeds, Book 540, Page 488.

Subject to right of passage, if any, by owner of property next west.

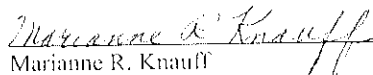
Weeks & Hutchins, Attorneys at Law, Two Park Place, P. O. Box 417, Waterville, Maine 04903-0417

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Meaning and intending to convey the same premises conveyed from John P. McGinty and Eleanor R. McGinty to Roger D. Knauff and Marianne R. Knauff by deed recorded in the Kennebec County Registry of Deeds in Book 1930, Page 44. Marianne R. Knauff obtained sole ownership in the above premises by virtue of an Abstract of Divorce Decree recorded in said Registry, Book 5202, Page 141.

WITNESS my hand and seal this 11th day of March, 2003.


Marianne R. Knauff

STATE OF MAINE
KENNEBEC, SS

March 11, 2003

Then personally appeared the above named Marianne R. Knauff and acknowledged the foregoing instrument to be her free act and deed.

Before me,

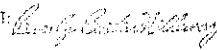

Attorney at Law/Notary Public

David J. Roy
Notary Public, Maine
My Commission Expires July 21, 2006

Weeks & Hutchins, Attorneys at Law, Two Park Place, P. O. Box 417, Waterville, Maine 04903-0417

RECEIVED KENNEBEC SS.

2003 MAR 12 PM 2:16

ATTEST: 
NOTARY PUBLIC